
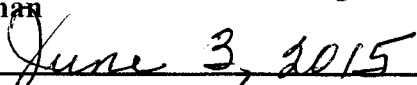


**PLANNING & ZONING VOTING RECORD
& ATTENDANCE RECORD**

DATE: 6-1-2015

NO. 454

			DESCRIPTION
	P R E S E N T O R A B S E N T	V O T E	PUBLIC HEARING CONCERNING AN APPLICATION FILED BY TRACY LONG, TO REPLAT THE FOLLOWING PROPERTY FOR THE PURPOSE OF DEVELOPING A SUBDIVISION AT THE 4.850 ACRE TRACT OF LAND, MORE OR LESS, REPLAT OF WESTING SUBDIVISION, LOTS 1 & 2, BLOCK 1, TO COUNTRY OAKS SUBDIVISION LOCATED ON EIGHTH STREET, CITY OF INGLESIDE, SAN PATRICIO COUNTY TEXAS.
GAYLE GOBLE (Place #1 - 12/31/15)	P	Y	<p align="center"><u>NOTES</u></p> <p>Speaking For: Tracy Long, of Long Build, spoke in favor of the replat. Mr. Long stated he's been a developer for a number of years in the area and intends to build a Country Oaks themed subdivision. The homes to be built will be approximately in the 1600-2000 square foot range.</p> <p>Speaking Against: Anna Kucera 2331 Redwood Lane spoke against the replat on Eighth Street. Mrs. Kucera stated she objected on the grounds that they purchased their 10 acre tract, which is adjacent to Mr. Long's property, in hopes of having privacy, other large homes on larger pieces of property not a subdivision. Mrs. Kucera also stated she was concerned about trespassing onto her property if a subdivision was approved and developed.</p> <p>There was 1 letter of objection and no calls received for the request.</p> <p>Board member Elizabeth Beebe moved to recommend the approval of the request for a replat to City Council which was seconded by Board member Steven Cannon. The motion was approved unanimously.</p> <p align="right">  _____ Chairman  _____ Date </p>
ELIZABETH BEEBE (Place #2 - 12/31/15)	P	Y	
STEVEN CANNON (Place # 3 - 12/31/15)	P	Y	
ANN MILLER (Place #4 - 12/31/16)	P	Y	
CONNOR BROWN (Place #5 - 12/31/16)	P	Y	
TOM MANNERING (Place #6 - 12/31/16)	P	Y	
ALANA SEAMAN (Place #7 - 12/31/16)	P	Y	



NOTICE OF PUBLIC HEARING
REQUEST FOR REPLAT

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on June 1, 2015 and the City Council will hold a public hearing at 6:30 p.m. on June 9, 2015. Both public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Tracy Long, to Replat the following property for the purpose of developing a subdivision at the 4.850 acre tract of land, more or less, replat of Westing Subdivision, Lots 1 & 2, Block 1, to Country Oaks Subdivision located on Eighth Street, City of Ingleside, San Patricio County Texas. If you have any objections, please advise the Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed replat is on file at city hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-3815.

A handwritten signature in black ink, appearing to read "John Davis", with a stylized, cursive script.

John Davis
Building Official



#454

P.O. Drawer 400 2665 San Angelo
Ingleside, TX 78362
Phone: 361-776-2517 Fax: 361-776-1027

APPLICATION FOR PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Permit #: _____

Date Filed: 5/5/2015**TO THE BUILDING DEPARTMENT:**

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

APPLICANT:

Name: JERRY LONG
Address: P.O. Box 55, Corpus Christi, Texas 78403
Phone No.: (361) 882-6767
Cell or Work Phone No.: (361) 882-2004

PROPERTY OWNER (If different):

Name: JERRY LONG
Address: P.O. Box 55, Corpus Christi, Texas 78403
Phone No.: (361) 882-2004

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED: New Name & Country Oaks Subd.

Lot: 1 & 2 Blk: 1 Subdivision: Interline Subdivision
Lot Size: 4,850 ^{Acres} 330.00 Feet X 440.14 Feet Frontage Street Location: N 154° 46' 14" W
Address of Property: 8th Street

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: 6/1/15
City Council Public Hearing: 6/9/15

Time: 6:00p.m.
Time: 6:30p.m.

Signature of Applicant: [Signature] Date: 5-5-15Signature of Owner: [Signature] Date: 5-5-15Accepted by the Building Department on 5/5/15By: Carey Duthik**OFFICE USE ONLY**

APPROVED: _____ DATE: _____ REVIEWED BY: _____

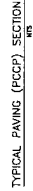
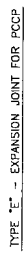
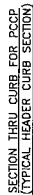
CLERK
COUNTY COURT
SAN PATRICIO COUNTY, TEXAS



BASS & WELSH ENGINEERING
3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

[illegible]

_____, 20 _____
NIXON M. WELSH
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211



PORTLAND CEMENT CONCRETE PAVING (PCCP) NOTES

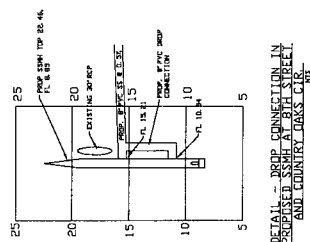
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BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO.
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

IMPROVEMENTS TO
COUNTRY OAKS
INGLESIDE, SAN PATRICIO CO., TX

PAVING GRADING AND DRAINAGE PLAN

DATE	10/11/15	1" = 50'	COM. NO.	PGO AS PGO
SCALE (H)	SAME	SCALE (V)	JOB NO.	15002
DATE PLOTTED	4/14/15			
SHEET 2 OF 3				



SANITARY SEWER AND WATER PLAN

DATE: _____
 NAME: _____
 PLOT SCALE: _____
 SCALE (H): _____
 SCALE (V): _____
 DATE PLOTTED: 4/14/15
 COM. NO. _____
 JOB NO. _____
 SHEET 3 OF 3

VADEN WILLIAM R

HOLGUIN JUDY A

LONG TRACY

PO BOX 1658
INGLESIDE TX 78362-1658

2411 GREENBRAIR DR
INGLESIDE TX 78362-6120

PO BOX 55
CORPUS CHRISTI TX 78403

TURNER VIRGIL C JR

GONZALES JUAN R & DIANA

WILLIFORD DONALD C & PATRICIA K

2457 GREENBRIAR
INGLESIDE TX 78362-6120

PO BOX 581
INGLESIDE TX 78362-0581

2115 E WIND ST
INGLESIDE TX 78362

YOUNG FRANK (DECD) & LINDA

FLORES RACHEL A

WILLIFORD DONALD C & PATRICIA K

432 S COMMERCIAL
ARANSAS PASS TX 78336-1808

2444 GREENBRIAR
INGLESIDE TX 78362-6139

2115 E WIND ST
INGLESIDE TX 78362

MILLARD ROBERT N

SMITH DAVID & LINDA

VADEN WILLIAM R

1252 VICTORY
KERRVILLE TX 78028-2777

2429 GREENBRIAR DR
INGLESIDE TX 78362

PO BOX 1658
INGLESIDE TX 78362-1658

TIEMANN JERRY L

KHAN SHAFIQ

LONG TRACY

2424 GREENBRAIR
INGLESIDE TX 78362-6139

10351 MENDOTA DR
SOUTH LYON MI 48178-8871

PO BOX 55
CORPUS CHRISTI TX 78403

GONZALES JUAN REYNALDO & DIANA

FILLA RANDAL

VADEN WILLIAM R

PO BOX 581
INGLESIDE TX 78362-0581

2454 GREEN BRIAR DR
INGLESIDE TX 78362

PO BOX 1658
INGLESIDE TX 78362-1658

HOWDEN DANIEL LYNN

FLORES RACHEL

LONG TRACY

2466 GREENBRIAR
INGLESIDE TX 78362-6139

2444 GREENBRIAR
INGLESIDE TX 78362-6139

PO BOX 55
CORPUS CHRISTI TX 78403

KUCERA BRADLEY J & ANNA M

JBLW PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 3707
CORPUS CHRISTI TX 78463

PO BOX 582
INGLESIDE TX 78362

GONZALES JUAN REYNALDO & DIANA

JBLW PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 3707
CORPUS CHRISTI TX 78463

PO BOX 581
INGLESIDE TX 78362-0581

GONZALES JUAN R & DIANA

LONG TRACY

PO BOX 581
INGLESIDE TX 78362-0581

PO BOX 55
CORPUS CHRISTI TX 78403

May 27, 2015

City of Ingleside
PO Drawer 400
Ingleside, TX 78362

RE: Request for the Replat of Lots 1 and 2, Block 1, Westing Subdivision

This letter is in objection of the proposed replat for property currently known as Lots 1 and 2, Block 1, Westing Subdivision.

We purchased a 10 acre tract of land in 2012 as an investment to eventually build a home for our family. Our intention in purchasing a large piece of property, was to have privacy. I do not think a subdivision of 17 homes next door is privacy. If you made a major investment in a tract of land, would you like a subdivision of people living within feet of you? Our property is undeveloped. With the development of 17 homes with their families, of which 9 of the proposed properties are along our property line, will come mischief from kids and teenagers curiously trespassing into our property.

On March 19, 2015, the City of Ingleside issued a tree removal permit for this property to remove approximately 12 trees for a proposed street ROW. At the time of the issuance of the tree permit, the current replat of the property did not include a street ROW. Is this request for a replat just a process that has to be taken because this is a done deal? Our protected oak trees that were there are gone and the hundreds of years it took to grow that big is also gone. If you drive by this property, you will see that there appears to have been a lot more than 12 trees removed. The evidence was taken away within a day or two and but there is still some huge trunks shoved on to our property. Again, trespassing has already begun to take place.

The value of the homes that will be built in this subdivision will drive the surrounding homes values down. Surrounding property values are over \$300,000. The owner has a recent history of building homes valued at \$84,600 which is more than a 1/3 less of the surrounding homes.

In conclusion, we do want to see Ingleside grow and prosper but there are other properties more suitable for a subdivision to be developed.

Thank you for your time and understanding of our concerns.

Brad and Anna Kucera
Owners: Lot 3, Block 89, TP McCampbell Subdivision

